

# Newburgh Local Waterfront Revitalization Program

Public Workshop: September 19, 2007



# Agenda

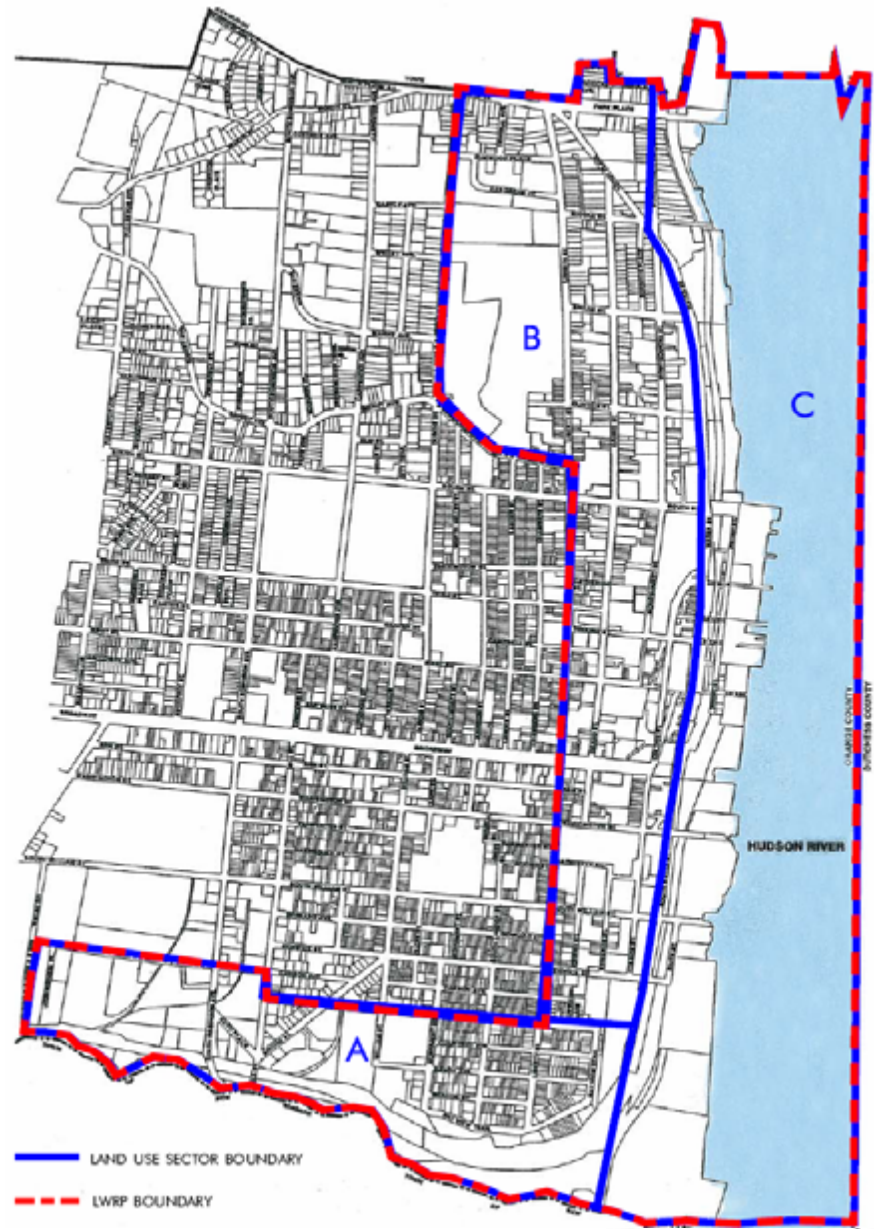
- Introductions Bob McKenna, Newburgh Planning Director
- PowerPoint Presentation BFJ Planning/Geoff Steadman
- Refreshments
- Roundtable Discussions
  - Planning Issues
  - Harbor Management Plan
  - LWRP Projects
  - LWRP Policies
- Tables Share Opinions with Group and Closing Remarks

## What is an LWRP?

- Both a plan and a program:
  - Locally prepared land and water use plan for a community's natural, public, working or developed waterfront
  - Organizational structure, local laws, projects and ongoing partnerships that implement the planning document
  - Coordinates state/federal actions needed to help the community achieve its vision

## What is the LWRP Area?

- Area A – Southern/Quassaick Creek Area
  - Southern land use area overlooking Quassaick Creek
- Area B – Inland Area
  - Inland area west of Erie and West Shoreline Railroad and/or MLK Blvd.
- Area C – Waterfront Area
  - Waterfront land area east of railroad line along Hudson River



## Who are the Key Players?

- City of Newburgh
- Local Waterfront Advisory Committee
  - Denise Ribble, Chair
  - Gail Fulton
  - Mary McTamaney
  - Yanyiah Pearson
  - Roxie Royal
- Residents
- Existing Business Community
- Leyland Alliance





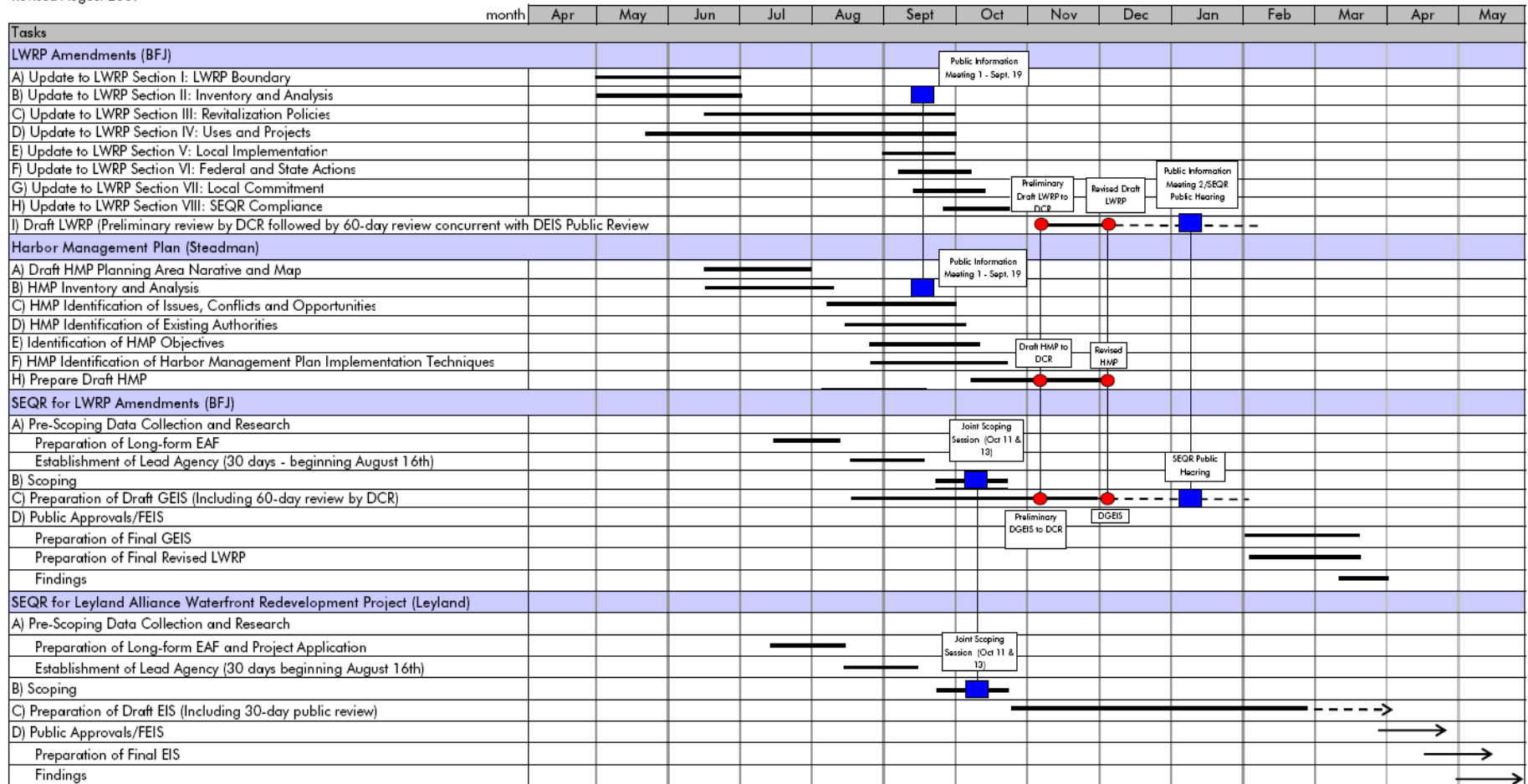
# Why is Newburgh Updating Its LWRP?

- Major waterfront development projects now underway:
  - Changes in LWRP Area since 2001 Update
  - Newburgh waterfront Redevelopment Project (Leyland Alliance)
  - Orange County Community College Expansion



# Schedule

## NEWBURGH WATERFRONT PROJECT SCHEDULE Revised August 2007



### Notes:

Public Meeting



Deliverable



Public Review Period



## LWRP Contents

- **Section 1:** Waterfront Revitalization Area Boundary
- **Section 2:** Inventory and Analysis
- **Section 3:** Local Waterfront Revitalization Policies
- **Section 4:** Proposed Land and Water Uses and Proposed Projects
- **Section 5:** Techniques for Local Implementation of the Program
- **Section 6:** Federal/State Actions Likely to Affect LWRP Implementation
- **Section 7:** Local Commitment and Consultation
- **Section 8:** Determination of Significance and Compliance with SEQRA



## What are the LWRP Objectives?

- Open space preservation, increased public access to the waterfront
- Links among waterfront, Broadway corridor, historic district, Washington's Headquarters
- Inter-modal and multi-modal transportation links to the waterfront
- Establish policy framework - Identification of planning issues and needs
- Development of Harbor Management Plan
- Facilitation of waterfront redevelopment activities (Leyland Alliance)
- Encouragement of water-dependent and water-enhanced uses



## Existing Conditions: Land Uses

- Residential Uses
- Open Space and Recreation (Public and Semi-Public)
- Commercial Uses
- Institutional uses
- Industrial Uses
- Vacant, Underutilized or Deteriorated Sites
- Water-Dependent and Water-Enhanced uses



## Existing Conditions: Zoning

- Waterfront Districts (W1: Mixed Use and W2: Industrial)
- Historic Overlay District
- View Preservation Overlay District
- Other Zoning Districts within the LWRP area:
  - R-1: One-family Residential
  - R-3: Multi-family Residential
  - PO-2: Office and Distribution
  - TC-1: Tourist Commercial
  - RC: Civic Center and Residential
  - C-2: General Business





# Existing Conditions: Environmental Resources

- Topography
  - Significant areas are over 120 feet in elevation
- Flood Hazard Areas
  - Quassaick Creek, Hudson River
- Wetlands
  - Located on Steel Style site, adjoining West Shore right-of-way, along Quassaick Creek



## Existing Conditions: Transportation

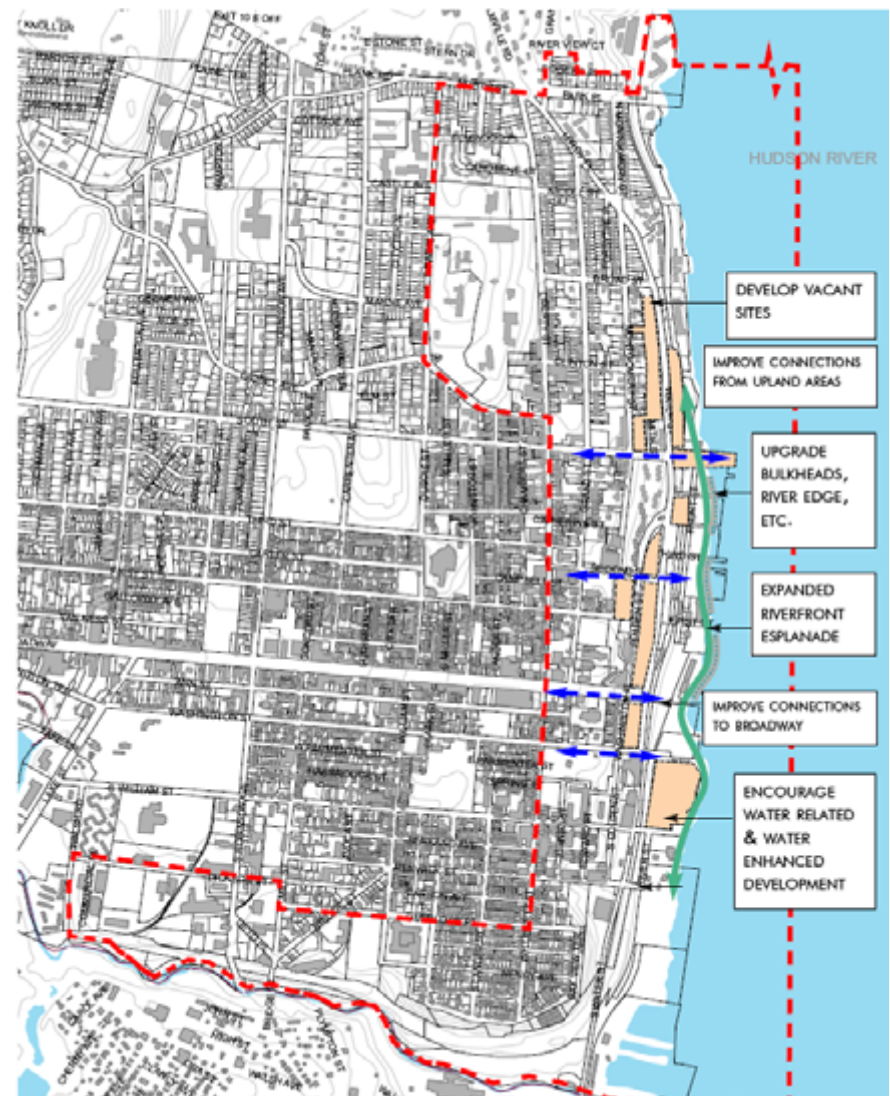
- Strong regional roadway network
- Recent roadway improvements:
  - Newburgh-Beacon Bridge expansion
  - Route 9W/I-84 interchange improvements
  - Martin Luther King Blvd reconstruction
- Conrail freight service
- Passenger rail at Beacon (Metro-North), Salisbury Mills/Cornwall (NJ Transit)
- Orange County bus service
- NY Waterway ferry service to Beacon
- Planned Stewart Airport expansion





## Planning Issues and Needs

- Improved public access throughout LWRP Area
- Encourage more water-enhanced development
- Consistency of use and development of private parcels and public elements
- Improved landscape treatment, architectural design
- Expansion and enhancement of pedestrian links between waterfront, upland areas



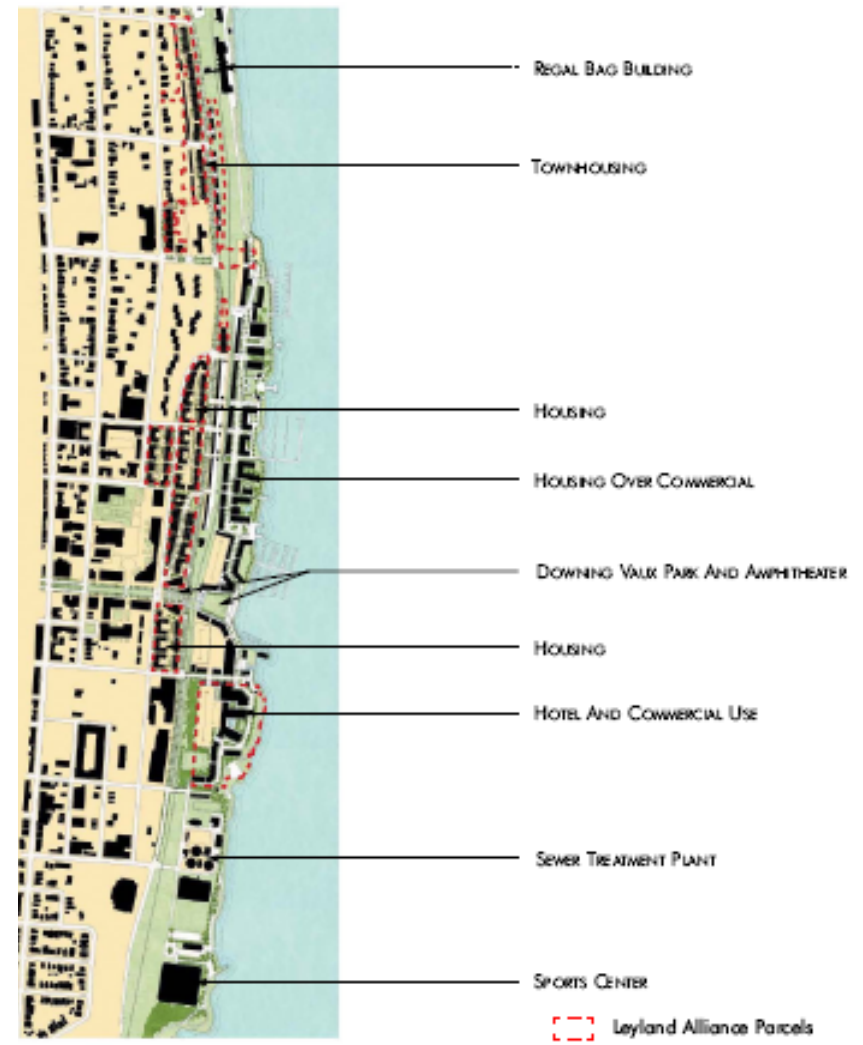
## Planning Issues and Needs

- Improvements to bulkheads, parking areas, pedestrian amenities, other shoreline elements
- Improvements to transportation elements in LWRP Area
- Improvements to view preservation district
- Development and preservation of affordable housing
- Encourage sustainable building practices and green building design



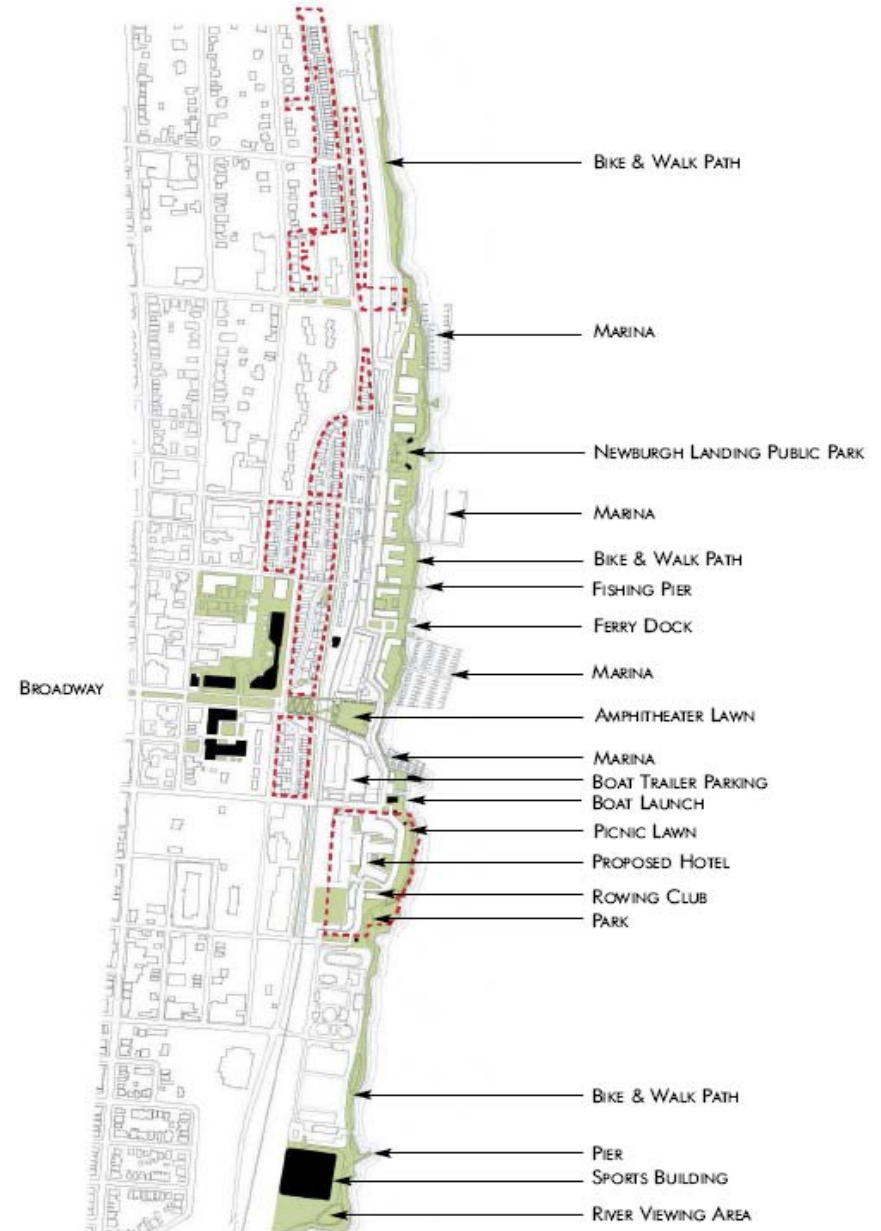
## Land Use Plan: Goals

- Provide convenient, attractive public access to the waterfront and Quassaick Creek
- Revitalize underutilized buildings, redevelop vacant land
- Encourage new water-dependent and water-enhanced development
- Improve public infrastructure and utilities
- Promote façade, streetscape improvements to reflect urban scale and historic character
- Preserve and enhance existing public views of the Hudson River
- Promote sustainable building practices and green building design



## Proposed Projects

- Newburgh Waterfront Redevelopment Project (Leyland Alliance)
  - New Urbanist Overlay District
- Broadway – Waterfront Link
- Newburgh Landing Park
- Front Street Improvement
- Hudson River Walkway
- Shoreline Stabilization
- Fishing Pier
- The Foundry at Washington Park
- Quassaick Creek Trail



## Next Steps

- Joint Scoping Sessions for LWRP Draft Generic Environmental Impact Statement (DGEIS): **October 11 and 13**
- Submission of Preliminary DGEIS: **November**
- Notice of Completion of DGEIS: **December**
- Submission of Draft LWRP and Harbor Management Plan: **December**
- Public Hearing on DGEIS, LWRP and HMP: **January**
- Submission of Final LWRP and HMP: **March**
- Adoption of Findings Statement for DGEIS: **March**
- Submission of Final GEIS: **April**